



FOR LEASE | OFFICE

OFFICE SPACE AVAILABLE ON OCEAN DRIVE

214 Ocean Drive | Baton Rouge, LA 70806



PROPERTY SUMMARY

AVAILABLE SF:	3,500 - 5,580 SF
LEASE RATE:	\$3,500 Per Month [MG]
LOT SIZE:	0.52 Acres
BUILDING SIZE:	5,580 SF
BUILDING CLASS:	B
RENOVATED:	2012

PROPERTY OVERVIEW

Improved and well maintained office space for lease. Located near Bon Carre Business Center, across the street on Florida Blvd.. Easy access Airline Hwy., Florida Blvd., Government Street, Lobdell and Jefferson Hwy., as well as Downtown Baton Rouge. Office space includes lobby, reception, sixteen (16) offices, conference room, file room, men/women's restrooms, breakroom, outdoor patio area and ample parking.

PROPERTY HIGHLIGHTS

- Standalone building available in Mid City
- Reception area with lobby / Ample parking
- Sixteen(16) offices, conference room, file room, break room
- Previous uses include charter school and insurance agency
- Surrounded by other offices, homes and townhouses



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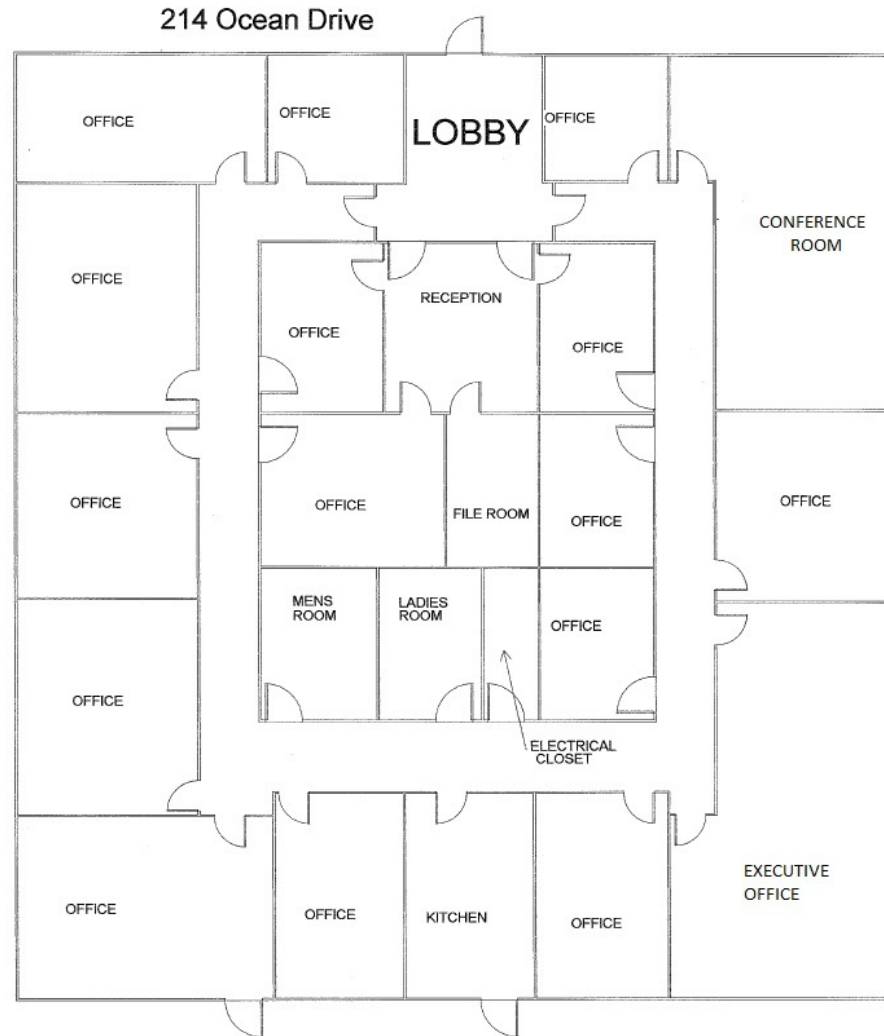
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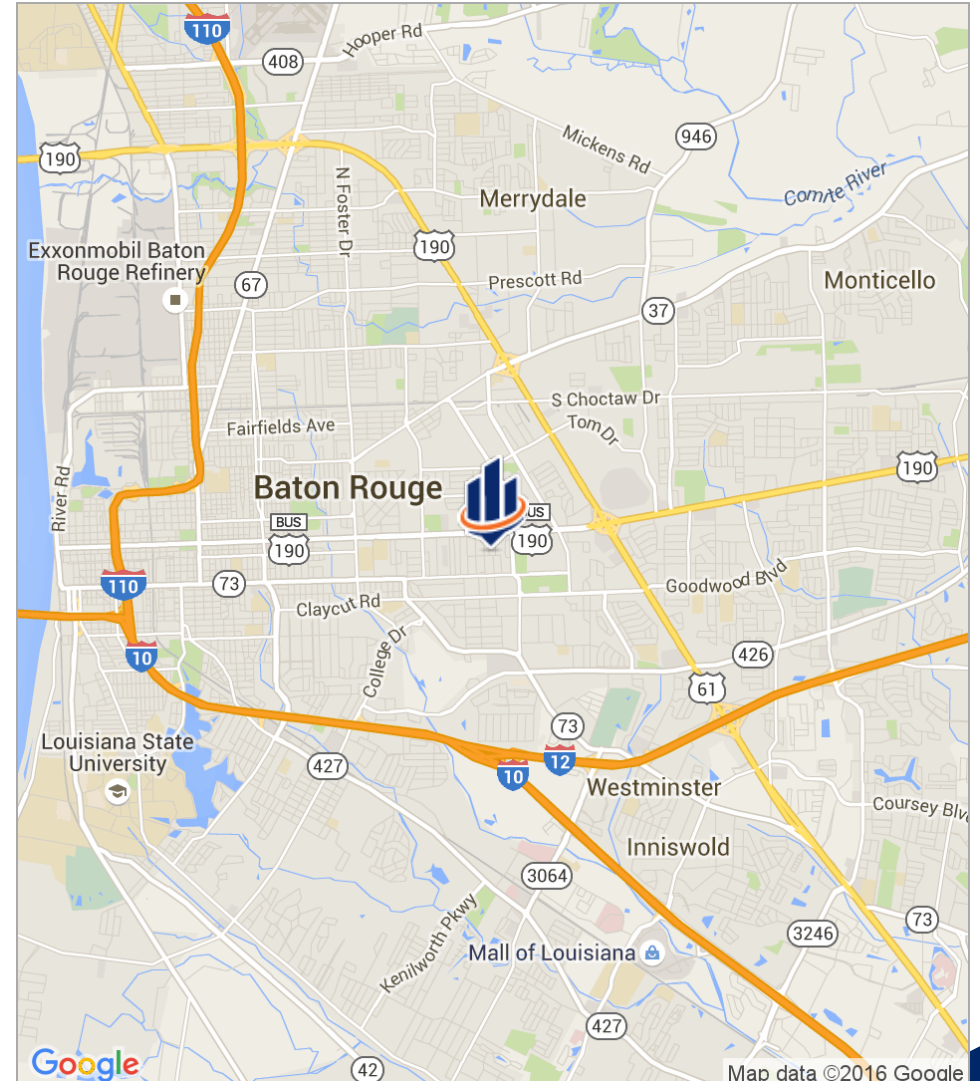
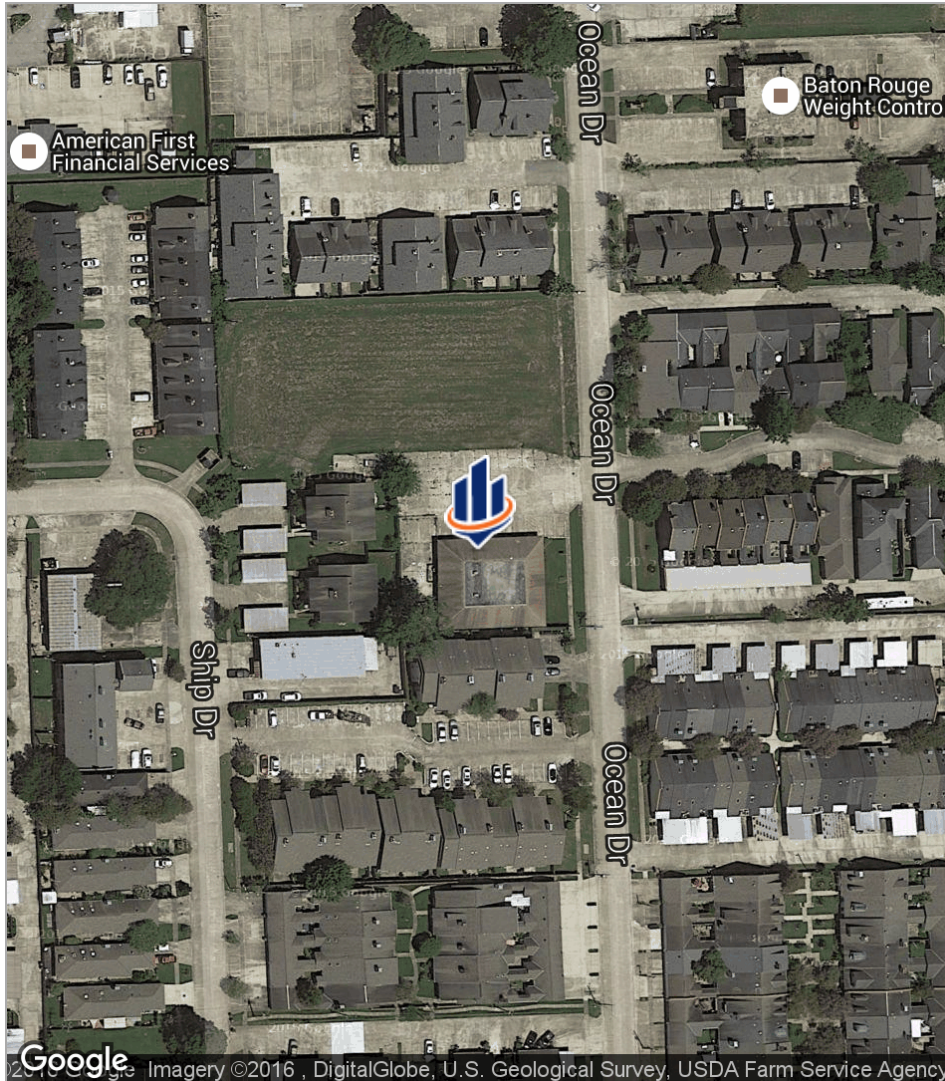
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	1 Mile	3 Miles	5 Miles
Total Population	9,558	76,659	219,257
Population Density	3,042	2,711	2,792
Median Age	33.7	35.6	33.8
Median Age [Male]	31.8	32.7	31.1
Median Age [Female]	36.4	37.9	36.4
Total Households	4,164	31,555	86,226
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$52,011	\$62,775	\$60,318
Average House Value	\$258,910	\$267,235	\$234,360

* Demographic data derived from 2010 US Census



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